



Entered on Docket
April 30, 2010

A handwritten signature in black ink, appearing to read "Hon. Mike K. Nakagawa".

Hon. Mike K. Nakagawa
United States Bankruptcy Judge

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15 Attorneys for Secured Creditor WELLS FARGO BANK, NATIONAL ASSOCIATION, AS
16 TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET
17 MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING
TRUST 2005-AR4, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-
AR4

19 UNITED STATES BANKRUPTCY COURT
20 DISTRICT OF NEVADA

21 In re	Bankruptcy Case No. BK-S-09-17793-MKN
22 ELISA TREVIZO,	Chapter 7
23 Debtor(s).	WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., GREENPOINT MORTGAGE FUNDING TRUST 2005-AR4, MORTGAGE PASS- THROUGH CERTIFICATES, SERIES 2005- AR4'S ORDER TERMINATING AUTOMATIC STAY
24	Date: 4/7/2010
25	Time: 1:30:00 PM
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1 A hearing on Secured Creditor Wells Fargo Bank, National Association, as
2 Trustee for the Certificateholders of Structured Asset Mortgage Investments II Inc., GreenPoint
3 Mortgage Funding Trust 2005-AR4, Mortgage Pass-Through Certificates, Series 2005-AR4's
4 Motion for Relief From the Automatic Stay came on regularly for hearing in the United States
5 Bankruptcy Court before the Honorable Mike K. Nakagawa, Ace Van Patten appearing on behalf
6 of Secured Creditor.

7 The court having duly considered the papers and pleadings on file herein and
8 being fully advised thereon and finding cause therefor:

9 **IT IS HEREBY ORDERED, ADJUDGED AND DECREED:**

10 The automatic stay of 11 United States Code section 362 is hereby immediately
11 terminated as it applies to the enforcement by Movant of all of its rights in the real property
12 under the Note and Deed of Trust encumbering the real property commonly known as 5460
13 Paxton Way, Las Vegas, Nevada 89122 ("Real Property"), which is legally described as:

14 LOT SIX (6) IN BLOCK NINE (9) OF MONTE
15 VISTA TRACT 44 UNIT 2, AS SHOWN BY MAP
16 THEREOF ON FILE IN BOOK 75, OF PLATS,
17 PAGE 10 IN THE OFFICE OF THE COUNTY
18 RECORDER OF CLARK COUNTY, NEVADA.

19 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that Movant and/or
20 its foreclosure trustee shall mail written notice of the time, date and place of the foreclosure sale
21 of the Real Property to the Debtor(s) at the address for the Real Property at least 7 calendar days
22 prior to the foreclosure sale. In the event that Movant and/or its foreclosure trustee provides at
23 least 7 calendar days' advance notice of the time, date and place of the foreclosure sale of the
24 Real Property in compliance with the notice requirements set forth in Chapter 107 of Nevada
25 Revised Statutes, those notices shall be sufficient to satisfy the requirement of this Court to
provide 7 days' notice to the Debtor(s).

26 **IT IS FURTHER ORDERED, ADJUDGED AND DECREED** that Movant may
27 offer and provide Debtor with information re: a potential Forbearance Agreement, Loan
28 Modification, Refinance Agreement, or other Loan Workout/Loss Mitigation Agreement, and

1 may enter into such agreement with Debtor. However, Movant may not enforce, or threaten to
2 enforce, any personal liability against Debtor if Debtor's personal liability is discharged in this
3 bankruptcy case.

4 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that following
5 entry of this Order, Secured Creditor must record a Notice of Default prior to proceeding with
6 any foreclosure action and otherwise comply with Nevada Revised Statutes section 107 if
7 applicable. The Notice of Default must be recorded prior to proceeding with any foreclosure
8 action notwithstanding any prior-recorded Notice of Default.

9 APPROVED/DISAPPROVED APPROVED/DISAPPROVED

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JORGE L. SANCHEZ
DEBTOR(S) ATTORNEY

DAVID A. ROSENBERG
TRUSTEE

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ALTERNATIVE METHOD re: RULE 9021:

In accordance with LR 9021, counsel submitting this document certifies as follows (check one):

The court has waived the requirement of approval under LR 9021.

I certify that I have served a copy of this order with the motion, and no parties appeared or filed written objections.

This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all counsel who appeared at the hearing, any unrepresented parties who appeared at the hearing, and each has approved or disapproved the order, or failed to respond, as indicated below [list each party and whether the party has approved, disapproved, or failed to respond to the document]:

Approved. -

Disapproved. -

Failed to respond. - Debtor(s) Attorney/Trustee

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Submitted by:

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